

Know All Men By These Presents.

63-3-110 J
57-254

That we, STERLING M. HOAK and KATE L. HOAK, both of Waterville, in the County of Kennebec and State of Maine,

002842

TRANSFER
TAX
PAID

in consideration of one dollar and other valuable considerations,

paid by KEITH G. VEILLEUX, of Waterville, in the County of Kennebec and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby
give, grant, bargain, sell and convey unto the said

KEITH G. VEILLEUX, his
heirs and assigns forever,

~~a certain lot or parcel of land~~

Two certain lots or parcels of land together with the buildings thereon, situated on May Street in Waterville, in the County of Kennebec and State of Maine, bounded and described as follows, to wit:

PARCEL I:

Starting at a point in the westerly line of May Street, which point is one hundred (100) feet northerly of the intersection of the northerly line of Abbott Street with the westerly line of May Street; thence at right angles to the west a distance of one hundred (100) feet; thence at right angles to the north a distance of fifty (50) feet; thence at right angles to the east a distance of one hundred (100) feet to the westerly line of May Street; thence to the south along the westerly line of May Street a distance of fifty (50) feet to the point of beginning.

This conveyance is subject to the following restrictions, which are to run with the land, to wit: No building other than a private dwelling house for not over two-family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than twenty (20) feet from the line of any street; provided, however, that porticoes projecting not over three feet, steps, and windows are to be allowed on said reserved space. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than seven thousand (\$7,000.00) dollars. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

PARCEL II:

Starting at a point on May Street one hundred (100) feet northerly from the intersection of the westerly line of May Street with the northerly line of Abbott Street, and which point is also the southeast corner of a strip of land conveyed by Lewis J. Rosenthal to Duane A. Hurd et al; thence to the west along the southerly line of said land of said Duane A. Hurd et al a distance of sixty (60) feet; thence at right angles to the south a distance of five (5) feet; thence at right angles to the east a distance of sixty (60) feet to the west line of May Street; thence to the north along the west line of May Street a distance of five (5) feet to the point of beginning.

For source of title, reference may be had to a certain instrument from Ronald J. Roderigue and Karen M. Roderigue to Sterling M. Hoak and Kate L. Hoak dated December 24, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2761 at Page 341.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said

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KEITH G. VEILLEUX, his

heirs and assigns, to his and their use and behoof forever.

And we do COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances:

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said STERLING M. HOAK and KATE M. HOAK, husband and wife, each releasing all interest in the premises being conveyed,

~~joining in this deed as Grantor and relinquishing and conveying right~~
~~by descent and all other rights in the above described premises, have hereunto set~~
our hands and seals this eighth
day of February in the year of our Lord one thousand nine
hundred and eighty-nine.

Signed, Sealed and Delivered

in presence of

Mary E. Germer

Sterling M. Hoak
Sterling M. Hoak
Kate L. Hoak
Kate L. Hoak

State of Maine,
KENNEBEC

} ss.

February 8 19 89

Personally appeared the above named
STERLING M. HOAK and KATE L. HOAK



and acknowledged the above

instrument to be their free act and deed.
RECEIVED KENNEBEC SS.

1989 FEB -8 PM 2:53

ATTEST: Mary E. Germer
REGISTER OF DEEDS

Before me,
Mary E. Germer
Mary E. Germer Justice of the Peace.
My commission expires 7/10/94
Notary Public